



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Authorize the City Manager to Negotiate and Execute a Lease Agreement with the Lodi Adopt-A-Child Foundation for the New Shanghai Restaurant Property, 100 East Pine Street and Authorize the Lodi Boys & Girls Club to Sub-Lease Space to the Community Partnership for Families of San Joaquin.

MEETING DATE: February 6, 2002

PREPARED BY: Public Works Director

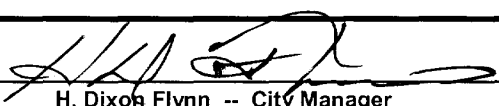
RECOMMENDED ACTION: That the City Council direct the City Manager to negotiate and execute a lease agreement with the Lodi Adopt-A-Child Foundation for use of the New Shanghai Restaurant property located at 100 East Pine Street and to authorize the Lodi Boys & Girls to sub-lease space to the Community Partnership for Families of San Joaquin.

BACKGROUND INFORMATION: At the January 16, 2002, Council Meeting, staff recommended that of the two proposals received, Community Partnership for Families of San Joaquin be leased the New Shanghai Restaurant building at 100 East Pine Street. The other proposal was from the Lodi Adopt-A-Child Foundation. After a lengthy discussion, City Council asked both groups to consider meeting to see if an agreement for shared use of the facility could be reached.

City staff and the Mayor coordinated a meeting with representatives of both organizations to discuss whether a conceptual floor plan could be obtained that would provide separated spaces and common areas within the building for both groups without jeopardizing intended operation or programs. Fitting both groups into the one building, however, would have been difficult at best. Both groups indicated they were discovering and investigating other opportunities since the Council Meeting just two days earlier. The meeting ended with a pledge on the part of both groups to pursue all possible options.

On January 22, 2002, Mayor Pennino received a letter, copy attached, from the Community Partnership for Families of San Joaquin conceding use of the New Shanghai Restaurant building to the Lodi Adopt-A-Child Foundation.

APPROVED: _____


H. Dixon Flynn -- City Manager



CITY OF LODI

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Subsequently, the Community Partnership for Families of San Joaquin, met with representatives of the Lodi Boys and Girls Club to determine the feasibility of a lease arrangement at the Club located at Blakely Park. The Lodi Boys and Girls Club Board of Directors authorized Mr. Richard Jones, CEO/President, to begin to negotiate a lease for final Board approval. According to the ground lease, effective January 1, 1994 through December 31, 2049 between the Lodi Boys and Girls Club and the City of Lodi, "Club shall not assign this Lease or sublet any portion of the premises erected hereunder without the prior written consent of City, which shall not be unreasonably withheld. Any assignment or subletting without the consent of City shall be void and, at the option of the City, may terminate this Lease." Therefore, the City must first consent to allow the Club to sub-lease space to the Community Partnership, before a final lease can be consummated between the Club and the Community Partnership.

The Lodi Adopt-A-Child Foundation will use the New Shanghai building as the operational center for all of its programs. They intend to secure a loan within the next two months and plan on investing approximately \$200,000 in the facility to improve/occupy the site as soon as possible. The only cost to the City should be for the removal of a small amount of asbestos-containing floor tiles before the Foundation begins construction.

FUNDING: None at this time.

Richard C. Prima, Jr.
Public Works Director

Prepared by Dennis J. Callahan, Fleet and Facilities Manager

RCP/DC/lm

Attachments

cc: City Attorney
Community Partnership for Families of San Joaquin
Lodi Adopt-A-Child Foundation
Review Committee
Boys and Girls Club, Inc.

APPROVED: _____

H. Dixon Flynn -- City Manager



COMMUNITY PARTNERSHIP FOR FAMILIES OF SAN JOAQUIN

January 21, 2002

Mayor Phil Pennino
City Hall
PO Box 3006
Lodi, CA 95241-1910

Dear Mayor Pennino,

I would like to thank you on behalf of the board, the membership and especially the communities, who are affiliated in any way with the services and outreach of the Community Partnership for Families of San Joaquin.

The City of Lodi has shown extraordinary vision, leadership and compassion toward two organizations who share the goal to serve the most needy of our community.

At the Council Meeting last week it was clear members were torn in their efforts to make a wise decision on behalf of Adopt-A-Child, the Community Partnership for Families, as well as the residents of Lodi.

The next day leaders from Community Partnership for Families met. We came to the conclusion that there would be no winner, from this process. Only one who was chosen for the site and one who was not.

Therefore, the Community Partnership for Families has made the decision to concede the New Shanghai Restaurant site to Adopt-A-Child. We wish them the best.

In the hours and days since the Council meeting, members from the community have come forth with some options that may provide even greater opportunities for the Partnership and it's work in the community.

Mailing Address:

P.O. Box 1569
Stockton, CA
95201-1569

County Contact

Information:

Phone 209/468-8566
Fax 209/468-9346

Main Office:

7908 N. West Lane,
Suite 201
Stockton, CA 95210
Phone 209/475-9811
Fax 209/475-9822

Seal of the City of Lodi, California

Thank you so much for your leadership. We feel a speedy and clean conclusion will aid all of us in our efforts to get on with the business at hand – the business of developing leadership and strength in our community.

Sincerely,

A handwritten signature in cursive script, reading "Phyllis Grupe". The signature is written in black ink and is positioned above the printed name and title.

Phyllis Grupe
Chairperson

Cc: H. Dixon Flynn, City Manager
Lodi City Council Members

**PROPOSAL FOR USE OF
NEW SHANGHAI RESTAURANT**

100 E. PINE ST.

RECEIVED

DEC 12 2001



SUBMITTED BY

LODI ADOPT-A-CHILD FOUNDATION

LODI,
ADOPT-A-CHILD

*one wish at a time
all year long*

“An Angel Guides and Mentors without thought of self.”

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***Lodi Adopt-A-Child's
"Wish" Foundation***

www.adopt-achild.org/

P.O. Box 2479

Lodi, CA 95241

209-333-1056

*A California non-profit Corporation #2033564
Federal Identification No. 31-1580643*

December 10, 2001

Honorable Mayor and Members of the
Lodi City Council
221 W. Pine St.
Lodi, CA. 95240

Dear Mayor Pennino and members of the
Lodi City Council:

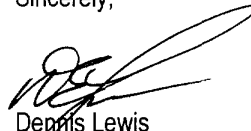
Please accept this response to your Request for Proposals for the use of the "New Shanghai Restaurant.

Lodi Adopt-A-Child is a California Non-profit Corporation. Its avowed purpose is to provide direct assistance to Lodi's underprivileged youth. We are a local organization with no outside constituencies. All of its work is done by a large cadre of volunteers and hundreds of people that graciously open their pocket books to provide us with the financial wherewithal to carry out our mission.

We may not have done a satisfactory job of telling the community all we do; we are much more than a clearing house for Christmas presents. That certainly is a major component of our activities, but we do more. We provide school clothing for well over one hundred children a year, we provide scholarships for summer camps, we are ready to provide emergency assistance to children whose family has been struck by some disaster. Beginning in January 2002 we will begin sponsoring scouting programs for eastside young people as an alternative to gangs.

Lodi Adopt-A-Child has not received nor asked for any taxpayer money nor does any of its staff receive any financial remuneration. We have a history of paying our bills when due and as stated previously we enjoy the financial support of many many Lodians. It is especially critical that we be able to use this building; it is centrally located to the people we serve, we have been told we will need to vacate our present location in order for major roof repairs to be made, we need a ground floor location and with our scouting programs we need more space. Finally, we believe that our presence will ensure that the New Shanghai will remain neutral territory as far as the local gangs are concerned and that our scouting programs will not be jeopardized.

Sincerely,



Dennis Lewis
President

HISTORY LODI ADOPT A CHILD

Lodi Adopt-A-Child was formed in 1989 as a Public Service Committee of the Police Officers Association of Lodi. In 1996 Lodi Adopt-A-Child was reorganized as a California Non-profit corporation and a tax-exempt foundation under IRS rule 501(c)3. Attached are Article of Incorporation and IRS ruling granting tax-exempt status. A fifteen member volunteer Board of Directors elected from the general public currently directs the operations of Lodi Adopt-A-Child. The Board of Directors meets on a monthly basis to conduct planning activities and to ensure the aims and goals are met in a timely manner.

Its genesis came from one police officer's desire to make a difference. *"There are children that fail in life because of missed opportunities to join productive groups and organizations or to receive a gift out of love."* He saw there were children in Lodi that were not going to have a Christmas and solicited assistance from his fellow officers to provide them with a toy and an article of clothing. On that first Christmas in 1989 Lodi Adopt-A-Child gave special gifts to 30 children and furnished a complete Christmas Dinner to the children and their families. In 2000 over 1270 children attended five parties and each received a toy of their choosing and an article of clothing; included were 340 new bikes, scooters, or tricycles.

Since that humble beginning in 1989, Lodi Adopt-A-Child has sponsored soccer teams, sent hundred of children to science, music and scout camps. Each September at least 100 children are provided with new school clothes and supplies. In January, Lodi Adopt-A-Child will begin several scouting programs on the Eastside for at-risk youth. The plans include a Cub Scout Pack, Boy Scout Troop and two Girl Scout Troops

All of these programs are staffed by volunteers--no one associated with Lodi Adopt-A-Child receives a salary or financial gain of any means, nor are any of these programs funded with tax payers dollars. Every program has been funded either through fund raisers or generous gifts from the community. Lodi Adopt-A-Child is a locally grown, operated, controlled and funded foundation serving children in Lodi Unified School District for over thirteen years.

2033564

State of California

SECRETARY OF STATE



2 PAGES

I, *BILL JONES*, Secretary of State of the State of California, hereby certify:

That the attached transcript has been compared with the record on file in this office, of which it purports to be a copy, and that it is full, true and correct.

IN WITNESS WHEREOF, I execute
this certificate and affix the Great
Seal of the State of California this

AUG 21 1997



Bill Jones

Secretary of State

2033564

ENDORSED
FILED

In the office of the Secretary of State
of the State of California

AUG 15 1997

Bill Jones
BILL JONES, Secretary of State

ARTICLES OF INCORPORATION

The name of this corporation is Lodi Adopt-A-Child.

This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable purposes. The specific purposes for which this corporation is organized are to provide charitable assistance to underprivileged and/or abused children within the area of Lodi and San Joaquin County.

The name and address in the State of California of this corporation's initial agent for service of process is:

Dennis E. Lewis
230 West Elm Street
Lodi, CA 95240

This corporation is organized and operated exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (2) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.

No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of, or in opposition to, any candidate for public office.

The names and addresses of the persons appointed to act as the initial Directors of this corporation are:

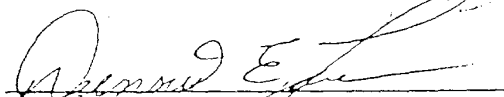
Dennis E. Lewis
Patricia Galvan
Debra A. Baker
Deborah Bassett
Patricia Pollock

336 Shady Acres Drive, Lodi, CA 95242
1000 Lakewood, Lodi, CA 95240
709 Alicante Drive, Lodi, CA 95240
1311 Burgundy Court, Lodi, CA 95242
6488 E. Kettleman Lane, Lodi, CA 95240


The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of the organization shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person.


On the dissolution or winding up of the corporation, its assets remaining after payment of, or provision for payment of, all debts and liabilities of this corporation, shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.

Date: 22 May 1997


Dennis E. Lewis, Director

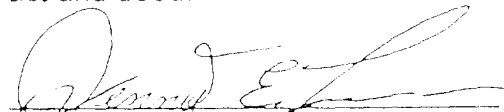

Patricia Galvan, Director


Debra A. Baker, Director

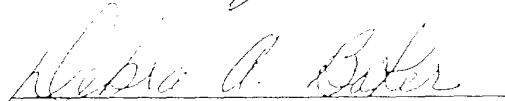

Deborah Bassett, Director


Patricia Pollock, Director

We, the above-mentioned initial directors of this corporation, hereby declare that we are the persons who executed the foregoing Articles of Incorporation, which execution is our act and deed.


Dennis E. Lewis, Director


Patricia Galvan, Director


Debra A. Baker, Director


Deborah Bassett, Director


Patricia Pollock, Director

INTERNAL REVENUE SERVICE
DISTRICT DIRECTOR
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUNE 12, 1998

LODI ADOPT A CHILD
C/O DENNIS E. LEWIS
P.O. BOX 2479
LODI, CA 95241

Employer Identification Number:
31-1580643

DLN:
17053009002008

Contact Person:
DONNA ABNER

Contact Telephone Number:
(513) 684-2501

Accounting Period Ending:
June 30

Foundation Status Classification:
509(a)(1)

Advance Ruling Period Begins:
August 21, 1997

Advance Ruling Period Ends:
June 30, 2002

Addendum Applies:
No

Dear Applicant:

Based on information you supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

Because you are a newly created organization, we are not now making a final determination of your foundation status under section 509(a) of the Code. However, we have determined that you can reasonably expect to be a publicly supported organization described in sections 509(a)(1) and 170(b)(1)(A)(vi).

Accordingly, during an advance ruling period you will be treated as a publicly supported organization, and not as a private foundation. This advance ruling period begins and ends on the dates shown above.

Within 90 days after the end of your advance ruling period, you must send us the information needed to determine whether you have met the requirements of the applicable support test during the advance ruling period. If you establish that you have been a publicly supported organization, we will classify you as a section 509(a)(1) or 509(a)(2) organization as long as you continue to meet the requirements of the applicable support test. If you do not meet the public support requirements during the advance ruling period, we will classify you as a private foundation for future periods. Also, if we classify you as a private foundation, we will treat you as a private foundation from your beginning date for purposes of section 507(d) and 4940.

Grantors and contributors may rely on our determination that you are not a private foundation until 90 days after the end of your advance ruling period. If you send us the required information within the 90 days, grantors and contributors may continue to rely on the advance determination until we make a final determination of your foundation status.

If we publish a notice in the Internal Revenue Bulletin stating that we

Letter 1045 (DO/CG)

*THIS IS A COPY OF THE ORIGINAL DETERMINATION LETTER THAT WAS ISSUED ON 012898.

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LODI ADOPT A CHILD

will no longer treat you as a publicly supported organization, grantors and contributors may not rely on this determination after the date we publish the notice. In addition, if you lose your status as a publicly supported organization, and a grantor or contributor was responsible for, or was aware of, the act or failure to act, that resulted in your loss of such status, that person may not rely on this determination from the date of the act or failure to act. Also, if a grantor or contributor learned that we had given notice that you would be removed from classification as a publicly supported organization, then that person may not rely on this determination as of the date he or she acquired such knowledge.

If you change your sources of support, your purposes, character, or method of operation, please let us know so we can consider the effect of the change on your exempt status and foundation status. If you amend your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, let us know all changes in your name or address.

As of January 1, 1984, you are liable for social security taxes under the Federal Insurance Contributions Act on amounts of \$100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Organizations that are not private foundations are not subject to the private foundation excise taxes under Chapter 42 of the Internal Revenue Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please let us know.

Donors may deduct contributions to you as provided in section 170 of the Internal Revenue Code. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for Federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522 of the Code.

Donors may deduct contributions to you only to the extent that their contributions are gifts, with no consideration received. Ticket purchases and similar payments in conjunction with fundraising events may not necessarily qualify as deductible contributions, depending on the circumstances. Revenue Ruling 67-246, published in Cumulative Bulletin 1967-2, on page 104, gives guidelines regarding when taxpayers may deduct payments for admission to, or other participation in, fundraising activities for charity.

You are not required to file Form 990, Return of Organization Exempt From Income Tax, if your gross receipts each year are normally \$25,000 or less. If you receive a Form 990 package in the mail, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return. Because you will be treated as a public charity for return filing purposes during your entire advance ruling period, you should file Form 990 for each year in your advance ruling period that you exceed the \$25,000 filing threshold even if your sources of support do not satisfy the public support test specified in the heading of this letter.

Letter 1045 (DO/CG)

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LODI ADOPT A CHILD

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$20 a day is charged when a return is filed late, unless there is reasonable cause for the delay. However, the maximum penalty charged cannot exceed \$10,000 or 5 percent of your gross receipts for the year, whichever is less. For organizations with gross receipts exceeding \$1,000,000 in any year, the penalty is \$100 per day per return, unless there is reasonable cause for the delay. The maximum penalty for an organization with gross receipts exceeding \$1,000,000 shall not exceed \$50,000. This penalty may also be charged if a return is not complete. So, please be sure your return is complete before you file it.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under section 511 of the Code. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513 of the Code.

You are required to make your annual return available for public inspection for three years after the return is due. You are also required to make available a copy of your exemption application, any supporting documents, and this exemption letter. Failure to make these documents available for public inspection may subject you to a penalty of \$20 per day for each day there is a failure to comply (up to a maximum of \$10,000 in the case of an annual return).

You need an employer identification number even if you have no employees. If an employer identification number was not entered on your application, we will assign a number to you and advise you of it. Please use that number on all returns you file and in all correspondence with the Internal Revenue Service.

If you distribute funds to individuals, you should keep case histories showing the recipients' names, addresses, purposes of awards, manner of selection, and relationship (if any) to members, officers, trustees or donors of funds to you, so that you can substantiate upon request by the Internal Revenue Service any and all distributions you made to individuals. (Revenue Ruling 56-304, C.B. 1956-2, page 306.)

If we said in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

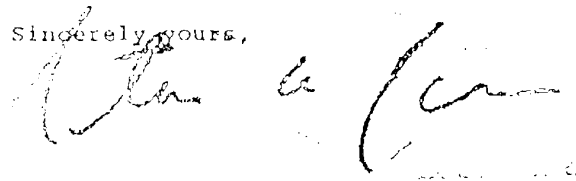
Because this letter could help us resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

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LODI ADOPT A CHILD

If you have any questions, please contact the person whose name and telephone number are shown in the heading of this letter.

Sincerely yours,



District Director

Enclosure(s):
Form 872-C

PROGRAMS

Children are selected to participate in foundation programs by Lodi schools, Police Officers working a beat, the Office of Child Welfare and Attendance for the Lodi Unified School District, churches, Lodi House, San Joaquin County Department of Human Services and the Foundation.

The foundation uses the following criteria in selecting participants:

at or below 130% of Poverty level and/or,

abused or neglected children found in need of guidance counseling, direction or role models and/or

children at risk of forming gang relationships by seeking solutions through violence and/or

families with children at risk of becoming homeless or destitute due to economic situation, personal tragedy, or disaster.

Annual Christmas "Wish" Program

Each Christmas Season Lodi Adopt-A-Child strives to fill that special Christmas wish of a disadvantaged child. Each child is asked what he/she would like Santa to bring in the way of an article of clothing and a toy. Last year the Foundation through the generous support of the citizens of Lodi filled the wishes of over 1270 children and granted the wish of a new bicycle, tricycle or scooter to 340 Children. This year there is a like amount of children on Santa's list of hopes and dreams.

Annual School Clothes Shopping Spree

This past September 200 needy children were invited to participate in the shopping spree; each child is given a \$100 gift certificate to Wal*Mart and is paired with a chaperone to help them in their fall clothing selections. A small breakfast party ends the day complete with clowns and a new backpack containing coupons, school supplies, and goodies donated by local residents and merchants.

Scholarships

The Foundation currently funds disadvantaged children to attend various camps through the Lodi Unified School District, The Boy Scouts of America and other organizations.

Scouting

Beginning January 2002, the Foundation will begin a Cub Scout Pack and a Boy Scout Troop on the Eastside of Lodi where local gangs have a solid foothold in our community. Before the end of the year two Girl Scout Troops will be formed as additional gang alternative programs. The Foundation Board of Directors feels the scouting program as offered by Boy Scouts of America and Girl Scouts of America is a tried and true program for youth at risk. After all, the father of Scouting, Lord Baden Powell, began scouting with gangs of youth in London England.

Emergency Assistance

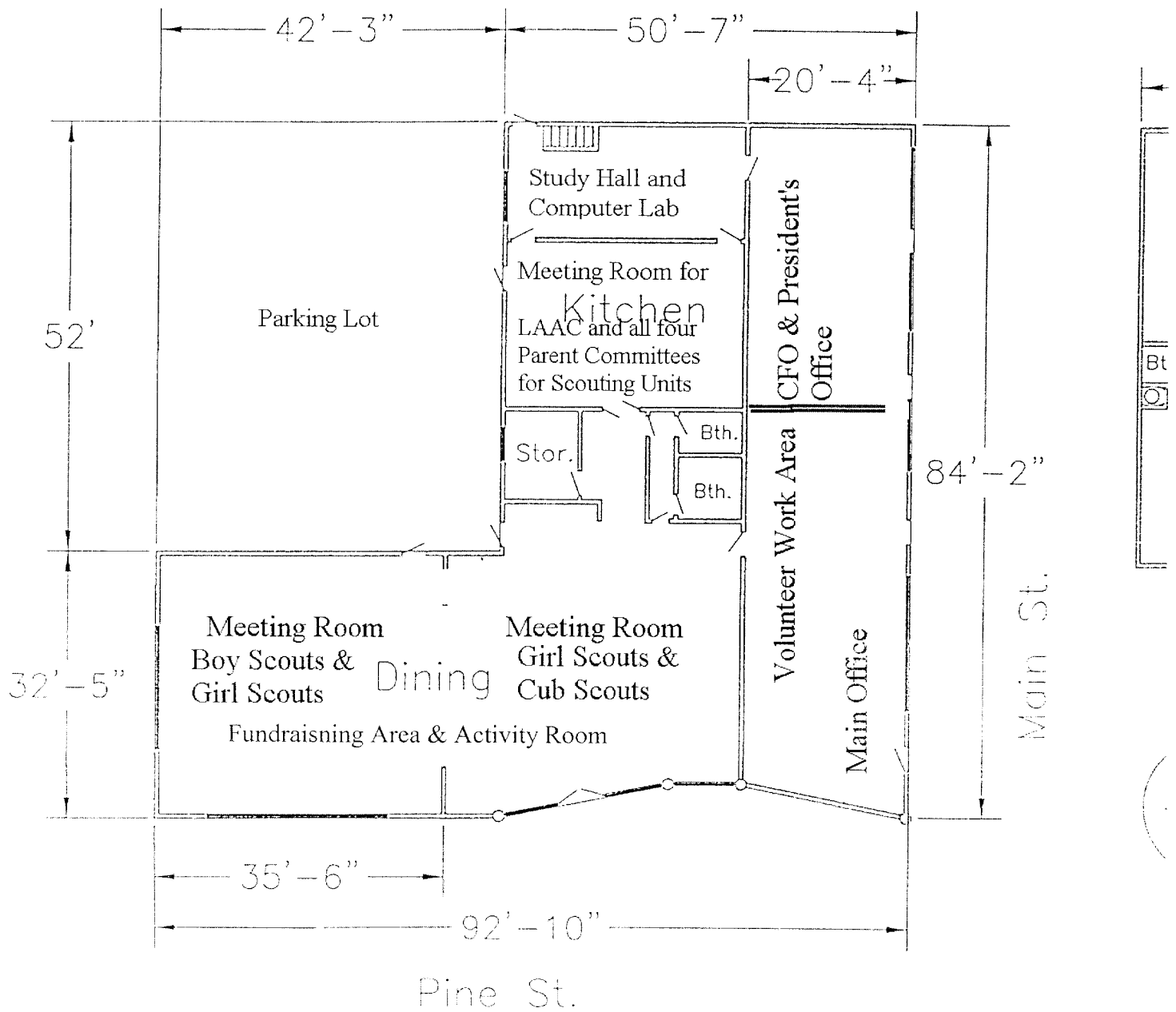
When families are struck with financial disasters such as fire, loss of job, death of major breadwinner and the like Lodi Adopt-A-Child will step in and assist the children through purchase of school clothing and other personal necessities.

Each of these Lodi Adopt-A-Child programs is designed to underline that hopes and dreams do come true. The Board believes that children born or brought into a world of untold hardships can be encouraged to "reach for the stars." We are very excited about the prospects of the scouting programs. Gangs depend on an "us vs. them" mentality and develops a closeness like that found in a family. Scouting does provide a healthy alternative.

USE OF FACILITY

The facility will be used at least four evenings a week by the Boy Scout and Girl Scout programs and attendant parents' organization and the Adopt-A-Child Board of Directors meetings. The facility will also be used for fund raisers and foundation sponsored events. By the end of the year we anticipate at least 100 young people will be involved in the scouting programs alone. At least ninety-percent of the facility will be used by the Foundation. The basement area will be used for record storage, storage of bicycles, large gift donation and scouting supplies. There is space for two or three offices that could be used by others. Of course, Adopt-A-Child will share its space with others, keeping in mind the mission, goals and programs of the Lodi Adopt-A-Child Foundation.

Attached is a plan for tenant improvements and cost estimate.



RENOVATE – IT CONSTRUCTION, INC.
627 E. OAK ST., SUITE C
LODI, CA. 95240
(209) 367-8765 FAX (209) 367-4320
renovate@softcom.net
CALIFORNIA CONTRACTORS LICENSE NUMBER 607395

PROPOSAL

Lodi Adopt A Child

November 15, 2001

Attn: Dennis Lewis

RE: 100 E. Pine St., Lodi

I We Propose to furnish all materials and perform all labor in a workmanlike manner to complete the following per plans:

1.) **ELECTRICAL:**

Demo lights, repair, and cap conduits on roof
Main office add circuits or re-circuit to accommodate computers up to seven locations, one copy machine 12 t-bar fixtures 3-lamp type
Executive office (2) per office add circuits or re-circuit to accommodate one computer, inkjet printer and laser printer. Install 4 4 light fluorescent fixtures and provide ab switching.
Storage room replace fixtures with 5 2 light fluorescent fixtures.
Conference room add 6 4 light fluorescent fixtures. Demo as needed.
Assembly rooms install 12 4 lamp fluorescent fixtures.
Basement repair conduits as required and repair existing fixtures.
Price contingent on review of final plans. No provisions for phone/data, CATV or security wiring

2.) **FLOORING:**

Material and Installation to include
3600 sq. ft. VCT tile (80 cartons)
44 yards Meditech vinyl
700 Cove Rubber Base
266.66 yards commercial carpet
70 yards commercial pad
Rubber transition molding w/ steel track to VCT
70 sheets 3/8" particleboard

3.) **Window Replacement (4) 8x8 storefront panels**

4.) **Framing and Drywall:**

(1) 12' x 10' wall, wall repairs throughout due to paneling removal, wall removal, damages, leaks, patches, and door installation.

5.) **Removal:**

- a. Wood frame plywood wall tape room
- b. Walk in cold storage box
- c. Arch

d. Wood benches (2)

6.) PAINTING:

exterior walls, ceiling, doors, paint entire exteriors

7.) Approximately 12 new doors and door hardware (5) prehung and (7) Doors only

8.) Supply and install 10 cartons ceiling tile that need to be changed prior to painting ceiling

9.) Pour back concrete after floor drain removal

10.) ROOFING:

Remove the existing gravel surfaced built-up roofing and HVAC duct work and properly dispose of the material. Next we will re-roof this area with a four ply built-up roofing system consistent of: Applying one layer of fiberglass base sheet nailed to the roof deck, followed by, two layers of fiberglass ply IV sheet hot mopped on with approximately 25 lbs. Of hot asphalt per square per layer, followed by one layer of 72 lb. Granulated cap sheet hot mopped on with approximately 25 lbs of hot asphalt per square, next, if the built – up is the only roofing replaced, we will install all new barrel ridge with flashban windblock.

Remove the existing bartile and properly dispose of the material. Next if the roof is solid sheeted we will install on layer of 30lbs. Felt underlayment followed by 1x2 redwood batts followed by one layer of Monier/ lifetile standard weight tile, standard weight tile, standard colors.

If city inspector wants proper slope, there will be an additional charge.

Any low spots or additional drainage will be extra.

11.) Exterior stucco patches

12.) Roof Gutter, remove old, install new, and also new downspouts

13.) Remove all paneling off interior walls and dump

14.) Remove bars from all windows and dump

15.) Remove curly designs off roof gables

16.) Plug 2 A.C. holes above windows with plywood.

17.) Remove metal siding off exterior opening one will have exposed window and the other two will have ship lap exterior siding.

18.) PLUMBING:

Main Bathrooms:

Remove the old bathroom fixtures in order to allow bathroom remodel. Will re-install some of the same fixtures and provide and install new handicap fixtures as needed to complete the remodel. Includes capping off unnecessary plumbing lines (may need to convert men's and women's bathrooms from three stall to two stall to meet handicap requirements), install handicap bars, install handicap urinal, and handicap faucets.

Single Bathroom:

Recommend removing and capping off all plumbing lines due to location of bathroom between two entryways. If not, we will repair toilet and faucets in order to put in working order.

Shower Bathroom:

Remove old shower and install new shower stall, install new toilet, sink and faucet. Does not include shower doors. Will re-route hot water lines down into the basement for the new location of hot water tank.

Water heater:

Provide and install new 40 gallon, electric water heater

Old Kitchen/Office Area:

Will cap off and remove all existing floor sinks, four (4) and repair leaking pipes in basement. Will cap off all the plumbing as needed to eliminate unnecessary pipes out of wall. Remove the refrigeration/cooling system.

19.)HVAC:

Disconnect and take off roof the existing packaged units to allow roofers to make repairs. Will clean the return air vents, re-install old equipment, clean units, run them, and check them for operations and safety.

Recommend replacing old units rather than investing the \$950.00 per unit to remove, re-install, clean and then test. It is apparent by the age of the units that there could be excessive costs to attempt a repair.

For (1), 5 ton, three phase, gas/electric, 10 seer packaged unit. Includes crane, units, stand and all other labor and materials needed

AC Repair and Service

Will manufacture new plenum, install new metal ductwork and install new programmable thermostats. There is about 45' of metal

Duct work that has to be replaced because it is rusted and leaking and has to be removed for the new roof anyway.

Air Conditioning Install

Remove three existing above doorway window units that are cooling only and replace with two ductless split system that will provide quiet heat and cooling.

20.)Remove sign off roof and leave post and support.

21.)Plug (1) mail slot

22.)Install (6) pieces of L-Trim on stucco edge at exterior doors.

23.)Remove torn canopy above west entrance.

24.)Remove all exterior wall signage

25.)Modify men's and women's restroom to meet handicap dimensions

26.)Approved plans included.

27.)Remove 3 rd. restroom and create opening to enter other side of building.

All of the above work to be completed in a workmanlike and a substantial manner according to standard practices for the sum of: One Hundred Ninety Eight Thousand Eight Hundred Seventy Seven Dollars \$ 198,877.00


Exclusions:

- 1.) Permit Fees
- 2.) Fire Sprinklers
- 3.) Asbestos Removal

Note:

- 1.) This proposal may be withdrawn by us if not accepted within 60 days.

RESPECTIFULLY SUBMITTED,


TIM PRESZLER
PRESIDENT

CONDITIONS OF PROPOSED LEASE

Lodi Adopt-A-Child Foundation is requesting from the City of Lodi a twenty-year lease at \$1.00 per year. The quid pro quo is that Adopt a Child will invest nearly \$200,000 in tenant improvements in the facility. It is expected the City will turn the building over to the Foundation free of all asbestos and structural defects. i.e. a roof that does not leak and a clean termite report. The Foundation would also ask the City to waive all building permits and fees.

Lodi Adopt-A-Child is ready to begin tenant improvements within two months of being notified the building is ours. During this two month period the Foundation will obtain the necessary loan of funds for building improvements and hire a contractor to do the necessary work. Lodi Adopt-A-Child Foundation will invest nearly \$200,000 in tenant improvements. The Foundation has been assured by two members of the community they will guarantee the loan. The loan will be repaid by donations directly for the project. To date, we have firm commitments of \$25,000 dollars for the project.

OVERSIGHT

The activities of Lodi Adopt a Child are overseen by a fifteen member Board of Directors. Members of the Board are not paid and are expected to make a financial commitment to the foundation as well as work on its fund raisers. The Foundation has not relied on any tax dollars or subsidization and has no paid staff. Every dollar donated to Adopt a Child goes to benefit children; administrative expenses are provided through fund raisers. The Members of the Board of Directors are:

Dennis Lewis, President of the Board and Lodi Police Officer
Deborah Bassett, Executive Secretary and
Chris Aldritt, Branch Manager Well Fargo Bank
Jan Bauer, College Student
Nancy Brakensiek, former Assistant Branch Manager Bank of America
Patricia Freeman, retired
Jerry Glenn, former Assistant City Manager of Lodi and retired City
Manager of the City of Galt. Part time Realtor
Deborah Hegwer, Teen Pregnancy Counselor
Randy Heinitz, Owner of Town and Country Properties
Rose Lazzaro, Realtor
Mary Parkins, Transportation Employee with LUSD
Amy Pedersen, Homemaker
Shawnnette Roper, Homemaker
Rita Rott, Realtor
Vacant Position

FINANCIAL CONDITION

Included are the latest audited financial statements and an operating budget for the year 2002. The foundation pays for maintenance and operation from fund raisers and donations. Fund raisers include the annual "Hot Rod and Harley Show" and the "Swing for a Child" golf tournament. Beginning in the spring of 2002 Lodi Adopt-A-Child will be sponsoring an additional annual event, a Fishing Derby.

LODI ADOPT-A-CHILD
(A Nonprofit Corporation)

FINANCIAL STATEMENTS

JUNE 30, 2000

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Statement of Cash Flows	5
Notes to Financial Statements	6 - 7

SWINNEY KIEHN & DUNCAN
CERTIFIED PUBLIC ACCOUNTANTS

1820 W. KILPATRICK LANE, SUITE A
POST OFFICE BOX 2029
LODI, CA 95241-2029

LODI (209) 339-0100 • FAX (209) 333-8186 • STOCKTON (209) 465-0100

GERALD R. SWINNEY, CPA
GEORGE A. KIEHN, CPA
DAVID L. DUNCAN, CPA

To the Board of Directors
Lodi Adopt-A-Child
(A Nonprofit Corporation)
Lodi, California

We have audited the accompanying statement of financial position of Lodi Adopt-A-Child (A Nonprofit Corporation) as of June 30, 2000, and the related statements of activities, functional expenses and cash flows for the year then ended. These financial statements are the responsibility of Lodi Adopt-A-Child's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lodi Adopt-A-Child (A Nonprofit Corporation) as of June 30, 2000, and the results of its operations for the year then ended in conformity with generally accepted accounting principles.

Swinney Kiehn & Duncan

Lodi, California
July 30, 2001

LODI ADOPT-A-CHILD
(A Nonprofit Corporation)
STATEMENT OF FINANCIAL POSITION
JUNE 30, 2000

ASSETS

CURRENT ASSETS

Cash in Bank	\$ 5,177
Inventory - Supplies	300
Prepaid Expenses	<u>3,300</u>

Total Current Assets	8,777
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PROPERTY & EQUIPMENT, at cost

Furniture & Fixtures	\$ 11,600
Equipment & Computers	<u>16,266</u>
	27,866
Less Accumulated Depreciation	<u>(4,633)</u>

Net Property & Equipment	<u>23,233</u>
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Total Assets	<u><u>\$ 32,010</u></u>
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LIABILITIES AND NET ASSETS

CURRENT LIABILITIES

Accounts Payable	<u>\$ 1,289</u>
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Total Current Liabilities	<u>1,289</u>
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Total Liabilities	1,289
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NET ASSETS

	<u>30,721</u>
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Total Liabilities & Partners' Equity	<u><u>\$ 32,010</u></u>
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See Auditors' Report and
Notes to Financial Statements

LODI ADOPT-A-CHILD
 (A Nonprofit Corporation)
 STATEMENT OF ACTIVITIES
 FOR THE YEAR ENDED JUNE 30, 2000

	<u>Year to Date</u>
PUBLIC SUPPORT AND REVENUE	
PUBLIC SUPPORT	
Contributions	\$ 35,715
Fundraising Events	<u>36,210</u>
Total Public Support	<u>71,925</u>
REVENUE	
Sales of Merchandise	3,888
Less Cost of Merchandise Sold	<u>(3,131)</u>
Total Revenue	<u>757</u>
Total Public Support and Revenue	<u>72,682</u>
EXPENSES	
Program Services	<u>41,264</u>
Support Services	
Management and General	4,988
Fundraising	<u>5,970</u>
Total Support Services	<u>10,958</u>
Total Expenses	<u>52,199</u>
CHANGE IN NET ASSETS	20,482
NET ASSETS AT BEGINNING OF YEAR	<u>10,238</u>
NET ASSETS AT END OF YEAR	<u><u>\$ 30,721</u></u>

See Auditors' Report and
 Notes to Financial Statements

LODI ADOPT-A-CHILD
(A Nonprofit Corporation)
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEAR ENDED JUNE 30, 2000

		Support Services			
	Total Program Services	Management and General	Fund- Raising	Total Support Services	Total Expenses
Christmas Program	\$ 12,057	\$ 0	\$ 0	\$ 0	\$ 12,057
Childspree-Clothing	4,051	0	0	0	4,051
Direct Grants	2,739	0	0	0	2,739
Occupancy Expenses	5,249	656	656	1,312	6,561
Utilities	1,894	237	237	474	2,368
Building Rent	5,760	720	720	1,440	7,200
Printing & Postage	2,252	281	281	563	2,815
Administrative Expenses	0	455	0	455	455
Insurance	983	982	0	982	1,964
Other Fundraising	0	0	2,765	2,765	2,765
Supplies	2,060	258	258	515	2,575
Telephone	3,249	406	406	812	4,061
Depreciation Expense	970	970	648	1,618	2,588
Total Functional Expenses	<u>\$ 41,264</u>	<u>\$ 4,965</u>	<u>\$ 5,970</u>	<u>\$ 10,935</u>	<u>\$ 52,199</u>

See Auditor's Report and
Notes to Financial Statements

LODI ADOPT-A-CHILD
(A Nonprofit Corporation)
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED JUNE 30, 2000

CASH FLOWS FROM OPERATING ACTIVITIES

Change in Net Assets	\$ 20,482
Adjustment to Reconcile Net Income to Net Cash from Operating Activities	
Depreciation	2,589
(Increase) Decrease Current Assets	
Prepaid Expenses	(1,200)
Increase (Decrease) Current Liabilities	
Accounts Payable	<u>1,128</u>
NET CASH FLOWS FROM OPERATING ACTIVITIES	<u>22,999</u>

CASH FLOWS FROM (USED) INVESTING ACTIVITIES

Purchase of Capital Assets	<u>(18,837)</u>
NET CASH FLOWS FROM (USED) INVESTING ACTIVITIES	<u>(18,837)</u>

CASH FLOWS FROM FINANCING ACTIVITIES

NET CASH FLOWS FROM FINANCING ACTIVITIES	<u>0</u>
NET INCREASE (DECREASE) IN CASH	4,163
CASH BALANCE, BEGINNING	<u>1,014</u>
CASH BALANCE, ENDING	<u><u>\$ 5,177</u></u>

See Auditors' Report and
Notes to Financial Statements

LODI ADOPT-A-CHILD
(A Nonprofit Corporation)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2000

NOTE 1. ORGANIZATION AND NATURE OF OPERATIONS

Lodi Adopt-A-Child, is a Not-For-Profit corporation organized in California on August 21, 1997.

The Organization is governed by a volunteer board of directors drawn from civic leaders, business people and parents in the northern San Joaquin County area.

Lodi Adopt-A-Child was established to provide charitable assistance to underprivileged children and/or abused children within the area of Lodi and San Joaquin County.

NOTE 2. SIGNIFICANT ACCOUNTING POLICIES

A summary of the significant accounting policies applied to the preparation of the accompanying financial statements follows:

Financial Statement Presentation

Lodi Adopt-A-Child has adopted Statement of Financial Standards (SFAS) No. 117, *Financial Statements of Not-for-Profit Organizations*. Under SFAS No. 117, the Organization is required to report information regarding its financial position and activities according to three classes of net assets: Unrestricted net assets, temporarily restricted net assets and permanently restricted net assets. In addition, the Organization is required to present a statement of cash flows.

The unrestricted operating net assets represent revenues and expenses related to the operation and management of the Organization's primary programs and supporting services.

Property and Equipment

Purchased property and equipment are stated at cost. Donated property and equipment is stated at the estimated fair market value at the date of donation. Depreciation is computed by the straight-line method over useful lives ranging from five to ten years.

Income Taxes

Lodi Adopt-A-Child is exempt from federal income taxes under IRC Sec. 501 (c)(3) and state income tax under section 23701 of the California Revenue and Taxation Code.

Donated Services

No amounts have been reflected in the statements for donated services since an objective basis is not available to measure the value of such services; However, a substantial number of volunteers have donated a significant amount of their time in the Organization's program services and its fund-raising campaigns.

LODI ADOPT-A-CHILD
(A Nonprofit Corporation)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2000

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions. This will affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reported period. Actual results could differ from these estimates.

Functional Allocation of Expenses

The costs of providing the various programs and other activities have been summarized on a functional basis in the statement of activities.

Costs are allocated between fund-raising, management and general or the appropriate program based on evaluations of the related benefits. Management and general expenses include those expenses that are not directly identifiable with any other specific function but provide for the overall support and direction of the Organization.

Investments

Investments in marketable securities with readily determinable fair values and all investments in debt securities are reported at their fair values in the statement of financial position. Unrealized gains and losses are included in the change in net assets.

Cash and Cash Equivalents

For purposes of the statements of cash flows, the Organization considers all highly liquid investments available for current use with an initial maturity of three months or less to be cash equivalents.

NOTE 3. OPERATING LEASE

Lodi Adopt-A-Child conducts its operations in a leased office located in Lodi, California. The office is leased from an unrelated, third party. The lease is classified as an operating lease with minimum rental commitments at June 30, 2000 as follows:

Year Ended June 30, 2001	\$ 7,200
Year Ended June 30, 2002	<u>6,600</u>
	<u>\$13,800</u>

Rent expense under this lease was \$7,200 for the year ended June 30, 2000.

RENOVATE - IT CONSTRUCTION, INC.
627 E. OAK ST., SUITE C
LODI, CA. 95240
(209) 367-8765 FAX (209) 367-4320
renovate@softcom.net
CALIFORNIA CONTRACTORS LICENSE NUMBER 607395

November 16, 2001

Dennis Lewis
Lodi Adopt A Child


Re: 100 E. Pine St., Lodi

Dear Dennis:

We are pleased to present the following bid proposal for the upcoming Tennant Improvement. Our bid proposal is based on a site visit with you.

If you have any questions, or require clarification on any information provided, please feel free to contact me at (209) 367-8765. We look forward to a successful project with you.

Respectfully Submitted,
Renovate- It Construction, Inc.


Tim Preszler,
President

2002 Income (Estimated)

Income	Description
\$ 7,500.00	Angel Recognition Dinner
\$ 18,800.00	Golf Tournament
\$ 13,895.00	Hot Rod & Harley Show
\$ 5,000.00	Vehicle Raffle
\$ 3,225.00	Trout Fishing Derby (New in 2003)
\$ 78,000.00	Solicited Funds
\$ 60,000.00	Scouting Grant
\$ 500.00	Miscellaneous (Street Faire, Beer Fest, Etc.)
\$ 10,000.00	Annual Gift by two Families (Loan Pmnt)

\$ 148,500.00 Projected 2002 Income

\$ 34,245.00 *Checking Account Balance after Christmas 2001*

\$ 182,745.00 Total Estimated Income 2002

\$ 170,210.72 Projected Expenses

\$ 12,534.28 Income/Expenses

Note: *The anticipated Scouting Budget for 2003 will be \$26,589 for 40 additional youth.*

Angel Recognition Dinner (Black Tie Optional)

Income	Description
\$ 7,000.00	200 Dinners @\$35 each
\$ 500.00	General Raffle

\$ 7,500.00	Projected Income
\$ 7,007.00	Projected Expenses
\$ 493.00	Income/Expenses

Golf Tournament

Income	Description
\$ 10,800.00	144 Golfers @ \$75 Each
\$ 2,300.00	Tee Sponsors
\$ 200.00	Mulligans
\$ 1,200.00	Raffle Sales
\$ 1,500.00	General Mills Donation for Dinner
\$ 2,000.00	American Golf Reimbursement
\$ 800.00	POA Donation (Towel Sponsor)

\$ 18,800.00	Projected Income
\$ 6,125.00	Projected Expenses
<hr/>	
\$ 12,675.00	Income/Expenses

Hot Rod Harley Extravaganza

Income	Description
\$ 1,875.00	15 Vendors @ \$125 Each
\$ 900.00	60 Motorcycle Registrations @ \$15 each
\$ 2,500.00	100 Car Registrations @ \$25 each
\$ 1,000.00	100 Poker Run Registrations @ \$10 each
\$ 1,000.00	Soda & Water Sales
\$ 3,000.00	Beer Sales
\$ 100.00	Income from Jumper Tickets
\$ 1,000.00	Raffle Income
\$ 300.00	50/50 Raffle
\$ 150.00	LAAC Cookbooks, Shirts, Hats, Pins
\$ 1,000.00	2000 Entry Tickets @ \$1 per person
\$ 200.00	General Donations
\$ 870.00	Damage Deposit (Refund by City of Lodi)

\$ 13,895.00	Projected Income
\$ 6,250.00	Projected Expenses
<hr/>	
\$ 7,645.00	Income/Expenses

Vehicle Raffle
(1967 Austin Healy)

Income	Description
\$ 5,000.00	500 Raffle Tickets @ \$10 each

\$ 5,000.00	Projected Income
\$ 2,200.00	Projected Expenses
\$ 2,800.00	Income/Expenses

Trout Fishing Derby (Lake Amador)

Income	Description
\$ 1,500.00	100 Pre-Registrations
\$ 500.00	20 Registrations on Event Day
\$ 500.00	100 Raffle Tickets @ \$5 each
\$ 625.00	5 Vendor Fees
\$ 100.00	Donations

\$ 3,225.00	Projected Income
\$ 2,824.00	Projected Expenses
\$ 401.00	Income/Expenses

Miscellaneous Income

Income	Description
\$ 500.00	Street Faires, Beer Fest, etc.

\$ 500.00	Projected Income
\$ 150.00	Projected Expenses
<hr/>	
\$ 350.00	Income/Expenses

2002 Expenses

Amount	Description
\$ 200.00	Garbage (Central Valley Waste)
\$ 1,500.00	PG&E
\$ 1,460.00	Building Maintenance
\$ 160.00	Newspaper subscriptions
\$ 5,800.00	Office Supplies
\$ 3,700.00	Liability, D&O, Sexual Harassment Ins.
\$ 225.00	County Property Tax
\$ 20.00	State Corporation Fees
\$ 500.00	Internet Connection
\$ 150.00	LDCC Functions/Activities
\$ 135.00	Post Office Box Rent
\$ 300.00	Bulk Mail Annual Fees
\$ 175.00	Franchise Tax Board
\$ 340.00	Postage
\$ 160.00	Street Faire Fees
\$ 4,500.00	Office Efficiency Upgrade
\$ 844.00	Scouting (Charter Expenses Only)
\$ 5,000.00	Computer Repairs/Upgrades
\$ 750.00	Non-Profit Education Seminars/updates
\$ 1,700.00	City Electricity, Utilities & Garbage
\$ 7,200.00	Rent
\$ 5,223.00	Pacific Bell
\$ 5,800.00	Office Supplies & Equipment
\$ 1,460.00	Building Repairs/Maintenance
\$ 22,206.00	Fundraising Events:
	Upper Meridian Dinner \$ 7,000.00
	C&S Dinner \$ 3,125.00
	C&S Road to the New Year \$ 6,250.00
	2002 C&S Ambulance Expenses \$ 2,824.00
	2002 C&S Office Expenses \$ 2,200.00
\$ 100,616.72	Programs:
	Wrapping Spring \$ 11,608.00
	Christmas \$ 29,621.00
	Scouting \$ 57,537.72
	Suicide/Emergency Assistance \$ 1,850.00
\$ 150.00	Miscellaneous
\$ 170,274.72	Total

Note: The anticipated Scouting Budget for 2003 will be \$26,589 for 40 additional youth.

Office Supplies

Amount	Description
\$ 300.00	Toner for Copy Machines
\$ 1,850.00	Maintenance Contract for 6060 Copier
\$ 200.00	Copier Repairs
\$ 150.00	Drinking Water
\$ 50.00	Misc Bank Fees (Checks, Bank Chgs, etc.)
\$ 2,500.00	Paper products & supplies
\$ 750.00	Misc Office Equipment
	<div> <div>Discs, Acct. Google</div> <div>Flat handbands</div> <div>Water pumps</div> <div>Anti-rust lamp pads</div> <div>Pencil lead</div> <div>Stiffen Filters, etc.</div> <div>Handwritten Food Snacks</div> <div>Other</div> </div>
\$ 5,800.00	Total

Building Expenses/Maintenance

Amount	Description
\$ 260.00	Cleaning supplies, light bulbs, etc
\$ 600.00	Pest Mgmt
\$ 600.00	Building Maintenance:
	Landscaping Labor \$ 400.00
	Winter Maintenance \$ 200.00
	Plus: \$ 0.00

\$ 1,460.00 Sub Total

Scouting (Charter)

Amount	Description
\$ 80.00	Leadership Fees
\$ 110.00	Office Supplies
\$ 250.00	Uniforms & Equipment
\$ 200.00	Training
\$ 204.00	Postage

\$ 844.00 Total

Scouting Budget

Amount	Description
\$32,719.14	*Scout Start-up Costs (Boys)
\$24,818.58	*Scout Start-up Costs (Girls)

\$57,537.72 Total for 4 Scouting Units w/110 youth

*See attached Scouting Budget for details

Christmas Program

Amount	Description
\$ 400.00	8 2x5 Newspaper Display Ads
\$ 225.00	Film
\$ 7,560.00	Meat for Food Baskets
\$ 400.00	Scotch Tape
\$ 60.00	Parade of Lights Fees
\$ 500.00	Bulk Mail
\$ 476.00	1st Class Stamps
\$ 6,000.00	Bicycle Helmets
\$ 7,500.00	Toys
\$ 5,000.00	Clothing
\$ 1,500.00	Miscellaneous

\$29,621.00 Total

Spree Program

Amount	Description
\$ 10,000.00	Clothing
\$ 1,000.00	Backpacks
\$ 408.00	Postage (1st Class Stamps)
\$ 200.00	4 2x5 Newspaper Display Ads

\$ 11,608.00 Total

Emergency/Special Program

Amount	Description
\$ 1,350.00	Special Programs: Special Programs - 4,500.00 Special Programs - 3,000.00
\$ 500.00	Other
<hr/>	
\$ 1,850.00	Total

Fish Derby (Estimated)

Amount	Description
\$ 120.00	Bulk Mail
\$ 204.00	Postage (1st Class Stamps)
\$ 200.00	4 2x5 Newspaper Display Ads
\$ 150.00	Food Items to Sell at Event
\$ 1,500.00	Cash Prizes
\$ 350.00	Paper, Posters, Flyers
\$ 300.00	Event Pins

\$ 2,824.00 Total (Estimated Expenses-First Time Event)

Hot Rod Harley Fundraising (Expenses)

Amount	Description
\$ 90.00	Banner
\$ 200.00	4 2x5 Newspaper Display Ads
\$ 1,000.00	Beer
\$ 300.00	Kid Jumpers
\$ 750.00	Food items to sell
\$ 250.00	Soda & Water to sell
\$ 870.00	Damage Deposit (City to Refund)
\$ 200.00	Lake Entry Tickets for participants
\$ 200.00	Signs, Stakes, staples for event
\$ 1,500.00	Trophies and plaques
\$ 340.00	Postage
\$ 300.00	Port-Potties
\$ 250.00	Miscellaneous

\$ 6,250.00 Total

Golf Tournament (Expenses)

Amount	Description
\$ 300.00	Pins
\$ 800.00	Towels, Caps, Shirts
\$ 600.00	Newspaper Display
\$ 2,000.00	Course Fees
\$ 400.00	Prizes
\$ 250.00	Misc (Signs, Stakes, Supplies, Other)
\$ 125.00	Film/Developing
\$ 150.00	Chamber Flyers
\$ 1,500.00	Lunch & Dinner

\$ 6,125.00 Total

Angel Recognition Dinner
(Black Tie Optional)

Amount	Description
\$ 300.00	8 Awards & Plaques
\$ 348.00	12 Angel Awards
\$ 200.00	4 2x5 Newspaper Displays
\$ 15.00	RSVP Card Stock
\$ 900.00	Facility Rental
\$ 150.00	Raffle
\$ 204.00	Postage
\$ 75.00	Chamber Flyers
\$ 225.00	Decorations
\$ 700.00	Entertainment
\$ 3,000.00	Dinner
\$ 140.00	Desert
\$ 500.00	Liquor
\$ 250.00	Miscellaneous

\$ 7,007.00 Total

Vehicle Raffle (Expenses)

Amount	Description
\$ 1,500.00	Vehicle Purchase
\$ 500.00	Repairs
\$ 200.00	4 2x5 Newspaper Display Ads

\$ 2,200.00 Total

Miscellaneous

Amount	Description
\$ 150.00	Brochures (Paper, Toner, etc.)

\$ 150.00 Total

Scouting Totals

Scouting Budget For First Year				
Total	LAAC Cost	Description	Actual Cost	Family Cost
\$ 1,282.35	\$ 1,282.35	Basic Troop Start-up Costs to begin Boy Scout Meetings	\$ -	
\$ 3,129.75	\$ 1,043.25	Boy Scout Camping Equipment per Patrol (3 Patrols)	\$ -	
\$ 2,722.55	\$ 129.65	*Uniform Costs per Boy Scout (21 Scouts)	\$ 144.05	\$ 14.41
\$ 4,347.95	\$ 207.05	Individual Boy Scout Camping Equipment (10 Scouts)	\$ 230.05	\$ 23.01
\$ 2,739.06	\$ 2,739.06	Cub & Tiger Scout Start-up Costs to begin Pack/Den Meetings		
\$ 1,108.35	\$ 1,108.35	Cub & Tiger Scout Craft Start-up Costs Den Meetings		
\$ 8,032.50	\$ 382.50	*21 Annual Boy Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ 3,402.00	\$ 162.00	21 Annual Cub Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 235.00	\$ 73.00
\$ 467.55	\$ 46.76	10 Tiger Cub Uniforms	\$ 51.95	\$ 5.20
\$ 252.00	\$ 25.20	10 Tiger Cub Adult Uniforms	\$ 28.00	\$ 2.80
\$ 2,402.19	\$ 114.39	21 Cub Scout Uniforms	\$ 127.10	\$ 12.71
\$ 1,274.85	\$ 127.49	10 WEBLOS Scout Uniforms	\$ 141.65	\$ 14.17
\$ 1,558.05	\$ 1,558.05	5% Emergency/Contingency Fund		
\$ 32,719.14	Total Cost To Begin & Operate Boy Scout Program for 62 youth in first year			

Anticipated Income During First Year		
Total	Income	Description
\$ 1,328.57	\$ 30.00	Per Scout Family (Annual Dues) based on 62 Youth (43 Families in LAAC Scouting Pgm [1.4 youth per family])
\$ 1,116.00	\$ 18.00	BSA Fees for 62 Scouts
<u>\$ 2,444.57</u>	Total	
Anticipated Annual BSA Expenditures		
Total	Amount	Description
\$ 434.00	\$ 7.00	BSA Registration
\$ 186.00	\$ 3.00	Insurance Fees
\$ 496.00	\$ 8.00	Boys Life (Omit if Duplicate in family)
<u>\$ 1,116.00</u>	Total Expenditure of Income	
\$ 2,444.57	Annual Scouting Income	
\$ 1,116.00	Annual BSA Expenditures	
<u>\$ 1,328.57</u>	Annual Income to fund ceremonies, camperships, purchase awards, first aid kits, rope, and material to build & maintain Patrol Boxes, etc.	

NOTE: The above is based on 62 male youth in the LAAC Scouting Program for one year.

Scouting Budget For Second Year		
Total	Cost	Description
\$ -	\$ -	Basic Scout Troop Start-up Costs to begin Troop Meetings
\$ 1,043.25	\$ 1,043.25	Purchase/Replace/Replenish Troop Camping Equipment
\$ 1,296.45	\$ 129.65	Boy Scout Uniform Costs per Scout (10 Scouts)
\$ 2,070.45	\$ 207.05	Individual Scout Camping Equipment (10 Scouts)
\$ 1,143.90	\$ 114.39	Uniforms for 10 New Cub Scouts
\$ 1,108.35	\$ 1,108.35	Crafts for Cub Scout Program
\$ 1,620.00	\$ 162.00	10 BSA, Pgm, Camping, etc for Cub Scouts
\$ 3,825.00	\$ 382.50	10 BSA, Pgm, Camping, etc for Boy Scouts
\$ 605.37	\$ 605.37	5% Emergency/Contingency Fund
\$ 12,712.77	Total	

Scouting II Budget
(Girl Scouts of America)

Girl Scout Budget For First Year				
Total	LAAC Cost	Description	Actual Cost	Family Cost
\$ 1,903.90	\$ 1,903.90	Basic Troop Start-up Costs to begin Girl Scout Meetings	\$ 1,903.90	\$ -
	\$ 1,043.25	*Girl Scout Camping Equipment per Patrol (2 Patrols)	\$ 1,043.25	\$ -
	\$ 207.05	*Individual Scout Camping Equipment (15 Scouts)	\$ 230.05	\$ 23.01
\$ 9,180.00	\$ 382.50	24 Annual Brownie Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ 9,180.00	\$ 382.50	24 Annual Junior Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ -	\$ 382.50	*15 Annual Cadette Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ -	\$ 382.50	*15 Annual Senior Scout Fees (BSA Reg. Camping, Dues, etc)	\$ 473.00	\$ 90.50
\$ 1,661.04	\$ 69.21	24 Brownie Scout Uniforms (Grades 1 - 3)	\$ 76.90	\$ 7.69
\$ 1,711.80	\$ 71.33	24 Junior Scout Uniforms (Grades 3 - 6)	\$ 79.25	\$ 7.93
\$ -	\$ 71.33	*15 Cadette Scout Uniforms (Grades 6 - 9)	\$ 79.25	\$ 7.93
\$ -	\$ 71.33	*15 Senior Scout Uniforms (Grades 9 - 12)	\$ 79.25	\$ 7.93
\$ 1,181.84	\$ 1,181.84	5% Emergency/Contingency Fund		
		* Cadette & Senior Program to begin Spring of 2003		
\$ 24,818.58 Total Cost To Begin & Operate Girl Scout Program for 48 youth in first year				

Anticipated Income During First Year		
Total	Income	Description
\$ 1,028.57	\$ 30.00	Per Scout Family (Annual Dues) based on 48 Youth (34 Families in LAAC Scouting Pgm [1.4 youth per family])
\$ 864.00	\$ 18.00	GSA Fees for 48 Scouts
<u>\$ 1,892.57</u>	Total	
Anticipated Annual GSA Expenditures		
Total	Amount	Description
\$ 336.00	\$ 7.00	GSA Registration
\$ 144.00	\$ 3.00	Insurance Fees
\$ 384.00	\$ 8.00	GSA Magazine (Omit if Duplicate in family)
<u>\$ 864.00</u>	Total Expenditure of Income	
\$ 1,892.57	Annual Scouting Income	
<u>\$ 864.00</u>	Annual GSA Expenditures	
<u>\$ 1,028.57</u>	Annual Income to fund ceremonies, camperships, purchase awards, first aid kits, rope, material to build & maintain Patrol Boxes, etc.	

NOTE: The above is based on 48 girls in the LAAC Scouting Program for first year.

Girl Scout Budget For Second Year		
Total	LAAC Cost	Description
\$ -	\$ -	Basic Scout Troop Start-up Costs to begin Troop Meetings
\$ 1,043.25	\$ 1,043.25	Purchase/Replace/Replenish Troop Camping Equipment
\$ 346.05	\$ 69.21	Brownie Scout Uniform Costs for 5 Scouts
\$ 356.63	\$ 71.33	Junior Scout Uniform Costs for 5 Scouts
\$ 356.63	\$ 71.33	Cadette Scout Uniform Costs for 5 Scouts
\$ 356.63	\$ 71.33	Senior Scout Uniform Costs per Scout (5 Scouts)
\$ 3,105.68	\$ 207.05	Individual Scout Camping Equipment (15 Scouts)
\$ 7,650.00	\$ 382.50	20 GSA Fees, Dues, Camping, etc for Scouts
\$ 660.74	\$ 660.74	5% Emergency/Contingency Fund
\$ 13,875.59 Total to operate Troop during the 2nd year with 68 youth		

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
EMILY HOWARD
KEITH LAND
ALAN S. NAKANISHI

CITY OF LODI
PUBLIC WORKS DEPARTMENT

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6710
EMAIL pwdept@lodi.gov
<http://www.lodi.gov>

H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

January 31, 2002

Meeting list attached

SUBJECT: Authorize the City Manager to Negotiate and Execute a Lease Agreement with the Lodi Adopt-A-Child Foundation for the New Shanghai Restaurant Property, 100 East Pine Street, and Authorize the Lodi Boys & Girls Club to Sub-Lease Space to the Community Partnership for Families of San Joaquin

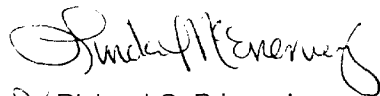
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, February 6, 2002. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Dennis Callahan at 333-6800, ext. 2690.



R/ Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

ANGELINA CAMPOS DPTY DIR
COMMUNITY PTP FOR
FAMILIES OF SAN JOAQUIN
P O BOX 1569
STOCKTON CA 95201-1569

DENNIS LEWIS PRES
LODI ADOPT A CHILD
P O BOX 2479
LODI CA 95241

RICHARD JONES DIR
LODI BOYS & GIRLS CLUB INC
1050 S STOCKTON ST
LODI CA 95240

PAT PATRICK EXEC DIR
CHAMBER OF COMMERCE
35 S SCHOOL ST
LODI CA 95240

BOB JOHNSON
PARKS & RECREATION COMM
c/o 1311 MIDVALE RD
LODI CA 95240

TONY ALEGRE
FRANK C ALEGRE TRUCKING INC
5100 W HWY 12
LODI CA 95242

JAN YOUNG
BANK OF LODI
701 S HAM LN
LODI CA 95242

GARY GREIDER
LODI NEWS SENTINEL
125 N CHURCH ST
LODI CA 95240

DENNIS CALLAHAN
FLEET & FACILITIES MGR
LODI PUBLIC WORKS DEPT